

NSP Tenant Rights and Tenant Protections

Seller Certification –

[<http://www.dola.state.co.us/cdh/NSP/NSP%20Identifying%20Properties%20Training,%2010.21.2009/Seller%20Certification.pdf>]

HUD Guidance - NSP TENANT PROTECTIONS AT FORECLOSURE

<http://www.hud.gov/offices/cpd/library/relocation/publications/1045.pdf>

Documenting “Inapplicability” – Was the occupant at the time of foreclosure the owner or a *bona fide* tenant? If the last occupant was the owner, then Tenant Protection is inapplicable.

Local property records - Property address and Owner address – SAME (or DIFFERENT)

Prior owner Signed statement – “no *bona fide* tenant”
Verbal statement – documented phone call

Postal records – Change of address filed, as of _____ (date).

Code enforcement records – may have information on owner, occupant

Eviction – Eviction documents and Sheriff’s records about when occupant vacated unit and under what circumstances

Utility records – Local utility (water) may share more information; ask Yes/No questions

Water service cut off date – indication of “no *bona fide*” tenant

Electrical – Will provide dates of service, average monthly cost; may confirm name on account

Property sales information (Multiple Listing Service) – Determine if property listed for sale prior to foreclosure and if listing information provides indication of occupancy (i.e. “ready to move in”)

URA Obligations – Assistance to *Bona Fide* Tenant

PLANNING and BUDGETING RELOCATION COSTS for HUD-FUNDED PROJECTS

See - <http://www.hud.gov/offices/cpd/library/relocation/publications/1045.pdf>

Fixed Residential Moving Cost Schedule (2008)

# Rooms	1	2	3	4	5	6	7	8	Added Rm
Colorado	500	700	900	1050	1200	1350	1500	1650	150

Rental Assistance Payment

	Former (Displacement) Dwelling	Comparable Standard Dwelling	Selected Dwelling (Standard)
Rent	\$600	\$850	\$880
Xcel	\$65	\$85	\$90
Other Utilities	\$35	\$45	\$50
Total	\$700	\$980	\$1020

Payment: $42 \times (\$980 - \$700) - \$280 = \mathbf{\$11,760}$